

MANAGEMENT CERTIFICATE FOR  
TUSCAN OAKS OWNERS ASSOCIATION  
BEXAR COUNTY

STATE OF TEXAS §  
COUNTY OF BEXAR §

1. **Name of Subdivision:** Tuscan Oaks
2. **Name of Association:** Tuscan Oaks Owners Association, Inc.
3. **Recording Data for Subdivision:** See Exhibit "A"
4. **Recording Data for Declaration:** See Exhibit "A"
5. **Name and mailing address of Association:** Tuscan Oaks Owners Association, Inc., 3424 Paesanos Pkwy, Ste 100, San Antonio, TX 78231.
6. **The Association's designated representative is:** FirstService Residential San Antonio, LLC, 3424 Paesanos Pkwy, Ste 100, San Antonio, TX 78231; 210-829-7202 Office; 210-829-5207 Fax. Email: [sanantonio@fsresidential.com](mailto:sanantonio@fsresidential.com) Community Website: <https://tuscanoaks.connectresident.com/>
7. **Resales Disclosure Package: \$375.00**  
**Homeowner Setup/ Unit Transfer Fee:** There is a transfer fee in the amount of **\$275.00** collected at closing from the buyer.  
**Capital Contribution: \$750.00 (All Closings)**
8. **Other information the Association considers appropriate for the governing, administration or operation of the subdivision and Association:** See Exhibit "A"

*Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Tuscan Oaks Owners Association, Inc., as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.*

TUSCAN OAKS OWNERS ASSOCIATION, INC.

By: Eugene Patillo

Print Name: Eugene Patillo

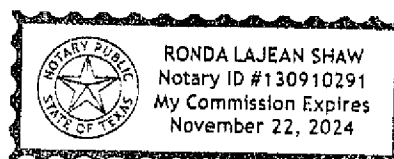
Print Title: Managing Agent

STATE OF TEXAS §  
COUNTY OF BEXAR §

This instrument was acknowledged and signed before me on this the 28th day of December, 2021 by Eugene Patillo the Managing Agent of the Tuscan Oaks Owners Association, Inc. on behalf of the Association.

Ronda Lajeon Shaw  
Notary Public – State of Texas

**After Recording Return To:**  
FirstService Residential San Antonio, LLC  
3424 Paesanos Pkwy, Ste 100  
San Antonio, TX 78231



## EXHIBIT "A"

**The Tuscan Oaks Owners Association**, a subdivision located in Bexar County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of the Tuscan Oaks Owners Association, Inc. which sections were originally encumbered by dedicatory instruments filed of record in Bexar County, Texas as follows:

<b>Recording Date</b>	<b>Filed Document</b>	<b>Recording Information</b>
06/30/2006	Certificate of Formation	20060154839
02/13/2007	Bylaws	20070036264
04/11/2007	DCCR Unit 1	20070084408
03/06/2008	DCCR Unit 2 Annexation	20080047067
04/26/2010	DCCR Unit 1 1st Amendment	20100070019
09/21/2011	Bylaws Amendment and Restated	20110169311
01/20/2012	Resolution - Collection and Payment Plan	20120011946
03/09/2012	DCCR Unit 1 2nd Amendment	20120044451
04/01/2013	DCCR Unit 1 3rd Amendment	20130064001
04/01/2013	Policy - On-Street Parking and Towing	20130064000
12/11/2013	Annexation DCCR	20130251225
05/22/2014	1 <sup>st</sup> Amended Annexation DCCR	20140084175
06/05/2014	2nd <sup>d</sup> Amended Annexation DCCR	20140093621
12/12/2014	1 <sup>st</sup> Amendment to the 1 <sup>st</sup> Amended and Restated Bylaws	20140213765
03/12/2019	Resolution – Initial Capital Contribution Assessment	20190043630
05/17/2019	Clubhouse Rules and Rental Policy	20190091735
03/30/2021	Flag Display Policy	20210082400

**File Information**

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20210361164  
**Recorded Date:** December 30, 2021  
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**\*\* THIS PAGE IS PART OF THE DOCUMENT \*\***

**\*\* Do Not Remove \*\***

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 12/30/2021 9:09 AM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk